

Presented by:
Kelly Golby
 TRG-The Residential Group Rlty
 Cell: 604-218-5504
 Email: kelly@kellygolby.com

Vancouver East, Mount Pleasant VE Residential Attached
39 E 13TH AV, V5T 2K2 MLS# V1071218 **Active**



List Price: \$939,000 Previous Price:

Subdiv/Complex: Main St Area

Frontage:	Approx Yr Bilt:	2014	PID:	029-259-461
Depth/Size:			Type:	Townhouse
Lot SqFt: 0	Age at List Date:	0	Zoning:	RM-4
Exposure:	Bedrooms:	3	Taxes:	\$0 (2013)
Stories in Bldg:	Bathrooms:	3	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	1	Apprvl Req'd:	

Fixtures Lsd: N
 Fixt Removed: Y - Staging items
 View: Y - D/T Vancouver & Mountains

Style of Home:	3 Storey, 4 Level Split	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Slab	Parking Facilities:	Garage; Single		
Exterior:	Stucco, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On, Asphalt	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Wall/Wall/Mixed, Tile	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Geothermal, Radiant, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard, Rooftop Deck	Property Disclosure:	Y		
Mngmt Co:		Bylaw Restrictions:	No Restrictions		
Mngmt Ph:	Maint Fee: \$0.00				

Maint Charge Incl:

Legal: PL EPS1430 LT 4 DL 302 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS

Amenities: Bike Room, In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire, Windows - Thermo

Site Influences: Central Location, Lane Access, Shopping Nearby, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'8 X 12'5						
Main F.	Dining	8'11 X 8'9						
Main F.	Kitchen	9'4 X 8'2						
Main F.	Entrance Hall	3' X 2'6						
Above	Master Bedroom	12'5 X 12'5						
Above	Walk-In Closet	9'11 X 6'2						
Above	Bedroom	12'5 X 11'2						
Above	Bedroom	13' X 9'11						
Above	Laundry	3' X 2'8						
Below	Utility	5' X 5'						

Floor Area (SqFt):	Total # Rooms:	10	Bathrooms
Finished Floor Area Main:	Finished Levels:	3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	Crawl	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:			3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): RE/MAX Select Realty

PERFECT FAMILY HOME! Impeccable home is located in the coveted MOUNT PLEASANT area, a short walk to trendy Main St. This Greatly desired NEW home is a features 3 SPACIOUS BEDROOMS to please all family needs, 3 Bathrooms, 3 Baths, a chef-inspired kitchen w/Quartz counter-tops, VIKING stainless steel appliances & soft-close wood cabinets overlooking an open living and dining room. Ideally located with a partial view of downtown from the rooftop deck, this home has gorgeous landscaping w/cedar fencing & soffits completing the home. This Internet ready home features Triple Glazed Windows, Sec Cameras, Stairway Lighting, In-floor Heating BIKE STORAGE & a Secured garage to name a few! NO STRATA FEES. Close to schools, buses & Shopping